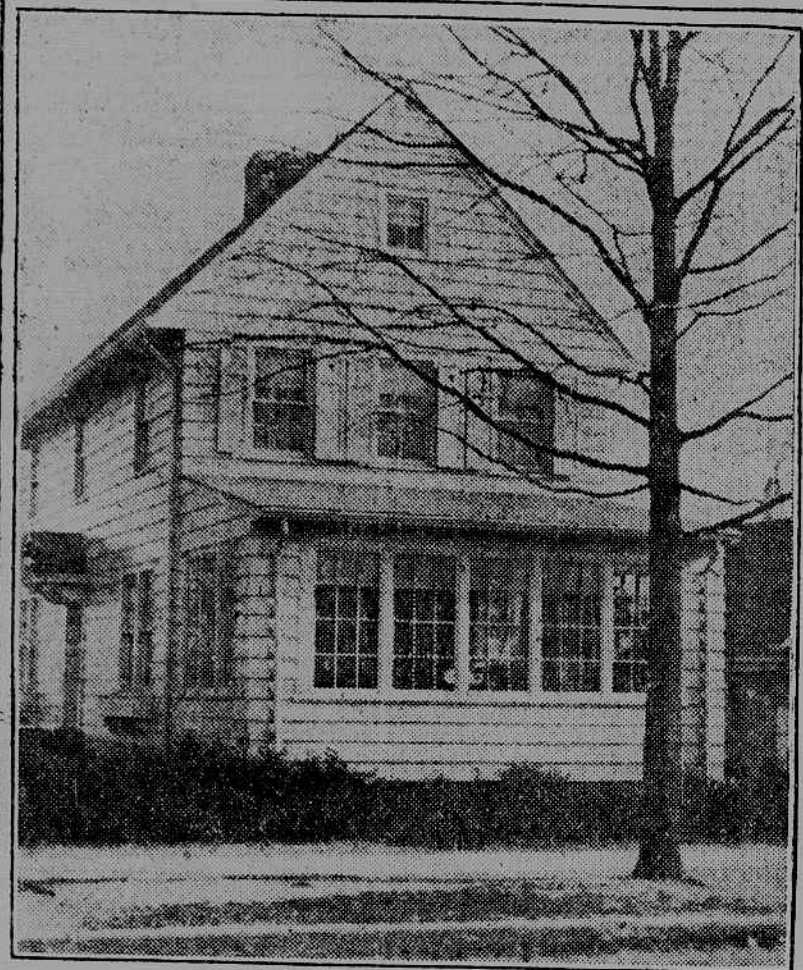
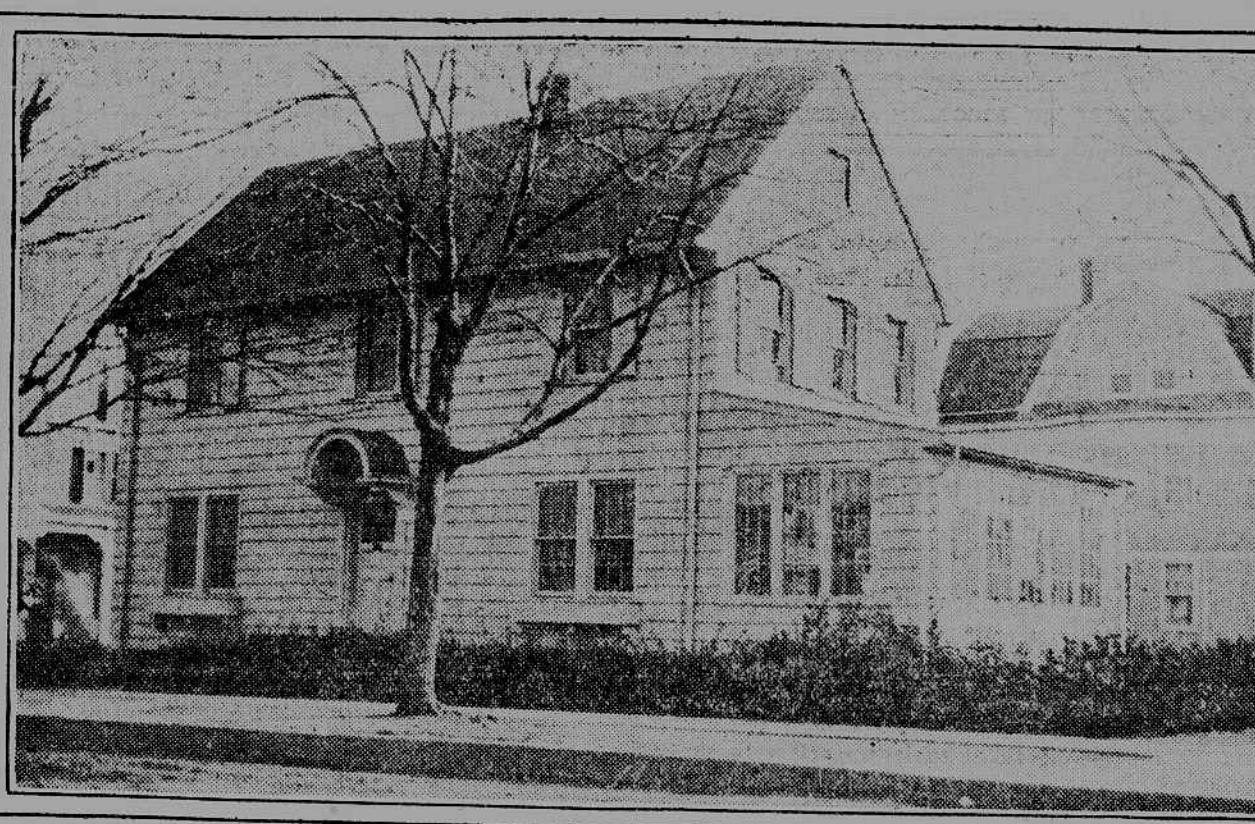


# Every Comfort One Could Wish in This Charming House



END VIEW.



~ FRONT VIEW ~



THE BOOKCASE

**Owner, Entering It in The Tribune Home Competition, Says It Is the Best House of Its Size That Can Be Built—Cost Is Placed at \$11,250**

It is only natural for each individual house owner to have the candid opinion that his or her home, planned after their own ideas, is the best that has been built, and we do not claim to be exempt from that idea or opinion, though we do claim that, after much planning, thinking, speculating and measuring, we at last planned and built a home for ourselves which we contend (and so do those who have investigated our house) is an unusual one, one which has met with the approval of home-loving friends and which suits every individual need of our family.

We claim, and our claim has not yet been met by any builder or architect, that this house of ours cannot be excelled in any manner whatsoever, nor can another be built containing the same number of square feet or cubic feet which will have any more room or possess any more advantages than this home does. We also claim it cannot be improved upon with any other kind of floor plan. It is true, some people would, perhaps, want more "trimmings" on the exterior, but that would spoil the "Colonial aspect" of this "old-new home." We must confess, however, the exterior was planned after our ancestral home in Newtown-Elmhurst, with a few minor changes, but in smaller dimensions. The ancestral home was 42x40 feet; this house is 19x10 feet, exclusive of the sun porch or conserva-

tory, which adds ten feet to the breadth of the new home.

**Opposed to Stock Type House**  
After planning and planning we finally decided instead of purchasing one of the old stock planned houses, something which every one generally had in the suburbs, we would have a house just slightly different, which would be compact and not occupy all of the space generally allotted to a suburbanite, namely, 50x100 feet. With these ideas in view the pencils and papers were freely used, and in connection with the thought the new home must be a "step saver" for Mrs. Housewife. We succeeded well, as will be seen in studying the floor plans. Take the first floor: It is only seven steps from the kitchen range to the front door, four steps to the refrigerator and eight steps to the dining-room table. Mrs. Housewife, when washing the dishes, stands at the sink and, without moving a step, places the dishes in the closet. The kitchen cabinet is opposite the range, most convenient for the preparation of the meals and baking, for it's a "case of turn around" and the cakes, pies or other good things that are made by Mrs. Housewife are placed on the range or in the oven.

Laundry in the cellar, with heating apparatus for hot water on wash days, prevents the "horrors of a Monday" from being known. The conservatory

is a thing of beauty and a most enjoyable place to sit and visit. It not only provides a charming place for Mrs. Housewife's flowers in winter time, but is a "jim cracker" abode for

Mr. Houseman with his pipe and books and for the boy with his books, etc. The dining room looks out upon "our garden" through large French doors—land its situation is the place for a

dining room. The kitchen spoken of above is located, where no other kitchen is in any suburban house that we have seen, and we have investigated hundreds, and that is in the centre of

the house, so arranged it cannot be seen from any room or from any part of the house. The second floor, with every chamber containing splendid closets and sensibly arranged lighting

**Exterior Has All Good Features of Colonial Architecture and Unusual Floor Plan Shows How a Modern "Step-Saving" Dwelling May Be Planned**

fixtures, with plenty of windows, is the envy of those who have seen this home, and those who are privileged to ascend to the attic and see its spaciousness are indeed jealous.

The cellar is eight feet deep under the main building and partly under the porch, where Mr. Houseman has built for Mrs. Housewife a preserve closet and a cold cellar for vegetables. The fixtures throughout are of porcelain, and the Hotwell system of hot water heating we are frank to say is the only system to install in a frame house for genuine comfort and the least expense after the first installation.

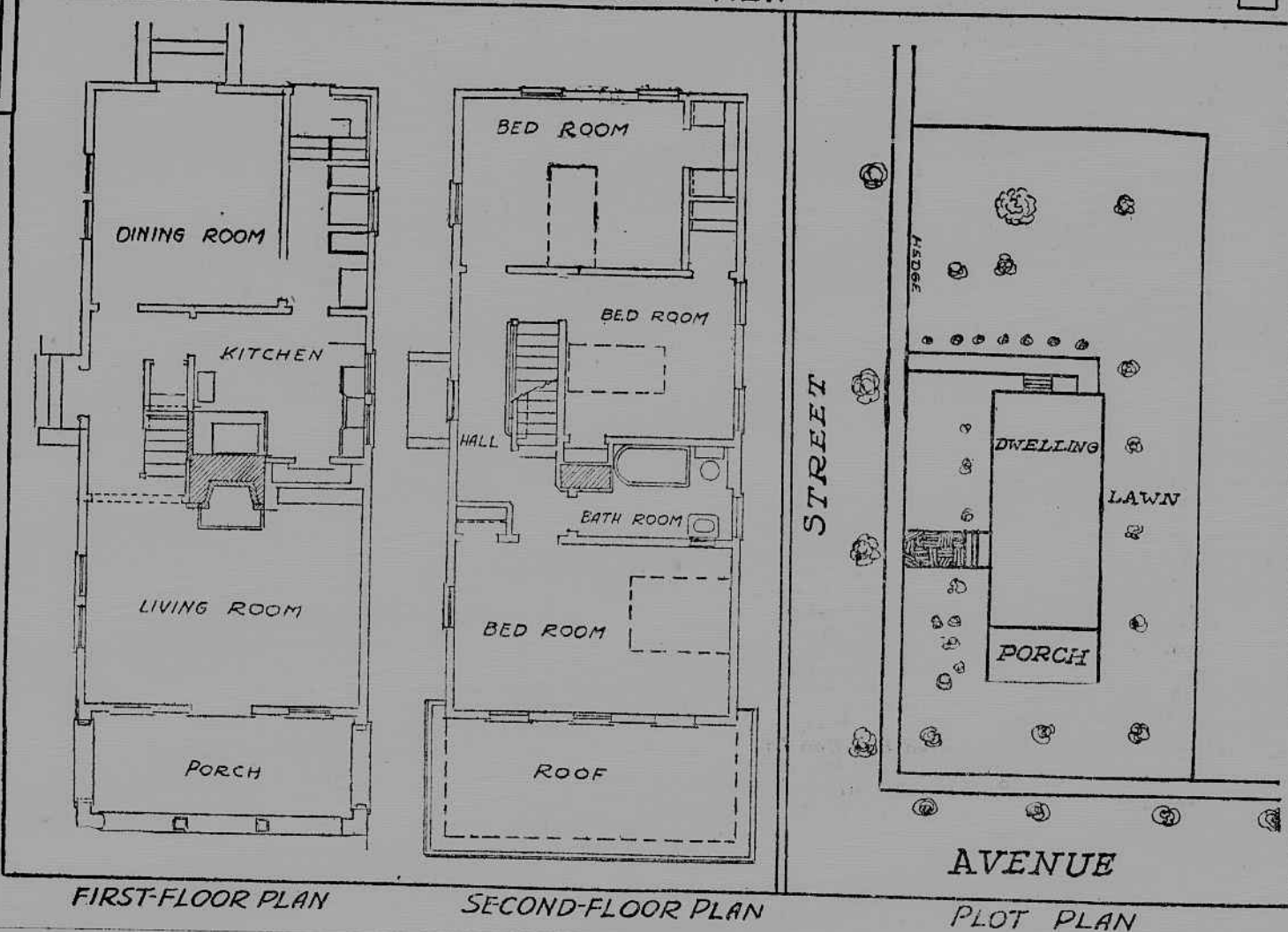
#### Practicability a Feature

The house is lighted throughout by electricity, and every fixture is controlled by a switch. The open fireplace in the living room is usable and built to use in the early spring and fall, when it is too warm to have the heater lighted and too cool to sit without some warmth. The breakfast nook is arranged "Pullman" fashion, and is utilized for two purposes—for a "quick lunch" and a place where on ironing day the table is removed, the iron attached to its proper place, the ironing board placed across the two seats, and Mrs. Washwoman says: "It's a pleasure to assist with the family laundry with everything so convenient."

Ideal of ours to have the assistance of an architect who shared our ideas and helped us make them materialize. We were most fortunate in "getting" him before Uncle Sam, for the day the plans were finished he was called into service, and is now enjoying the architecture of the cities and the suburbs of the other world, being with the army of occupation in Germany.

Again we say there is no better arranged home anywhere for the size. It actually cost, including land and building, \$11,250. We are satisfied and proud by our friends, so what more can we write concerning "our little white house on the hill?"

Mr. and Mrs. JOHN A. RAPELVE,  
Elmhurst, Long Island



FIRST-FLOOR PLAN

SECOND-FLOOR PLAN

PLOT PLAN

**Judge Albert H. Gary Buys Estate at Jericho**

**Chairman of U. S. Steel Corporation Gets Attractive Property of J. B. Taylor**

Judge Albert H. Gary, chairman of the United States Steel Corporation, has purchased through the Wheatley Hills Real Estate Corporation from James B. Taylor his country estate, situated at Jericho, L. I.

This property comprises 110 acres, with a large brick house, designed by Warren and Wetmore. It has a living room 34x55, dining room 34x40, eleven bedrooms, and large servants' quarters. The house was built for Ralph J. Preston in 1907, and was purchased before its completion by the seller, who has since spent a fortune in completing and developing the property.

The residence is situated in the center of a park, surrounded by extensive lawns and gardens, and a number of tall shade trees. There is a private golf course a brick gate lodge, large brick stables, brick garage and modern farm buildings, gardener's cottage, etc.

The immediate neighbors are Mrs. W. K. Vanderbilt, Jr., who occupied the house one season before building her new home at Jericho; Bronson Winthrop, Joseph S. Stevens, George Edward Kent, James A. Burden and Middleton S. Burrill, one-half of whose 800 acre estate was also recently purchased by him through Henry R. Rogers, and Commodore Robert E. Tod, whose 500 acre new country estate was obtained through Paul L. Hammond, of the Wheatley Hills Real Estate Corporation.

Paul Hammond and Henry A. Rogers of the above firm negotiated this latest sale to Judge Gary. This is the seventh country estate sale of importance in which Henry A. Rogers has figured as broker since the armistice has been signed.

## Century-Old Hackensack Homestead Inspired Design For Modern Colonial Dwelling in Nearby New Jersey Hills

By Kenneth W. Dalzell

Though Dutch Colonial architecture is particularly adapted to small houses of the cottage type, it also can be used for larger houses with very good results, provided they conform strictly to the informal character of that type. The house illustrated is 75 feet long, and could be made still longer. As a rule the Dutch Colonial house is simple in mass and detail, but in some instances there is the utmost delicacy and refinement shown in the details of moldings, doorways and fireplaces, particularly doorways.

A great variety of materials were used in the old Dutch houses. The front might be of sandstone carefully cut and fitted so that mortar was hardly necessary to hold them together. If the stonework was rough, as it sometimes was, it was plastered over with lime and whitewashed. This could be done in front, as there usually was a porch or wide projecting eaves which kept the water off except near the base. When it cracked or fell away because of dampness, as lime plaster will, it was patched up and whitewashed again. As likely as not the ends of the house would be clapboard or shingle, and if there happened to be an extension it might be brick or some other material. The reason for this variation of materials was that materials were scarce and they used whatever was most easily obtained. It seemed perfectly natural in the old houses. I have yet to see a modern house where such an extreme variation has been attempted that it does not seem forced and unnatural, and therefore in poor taste. The front of the house always showed the most care in material and workmanship, the sides and rear being less carefully done. There is a homelike, comfortable feeling about the Dutch Colonial houses equalled only by some of the English cottages.

**Lines of Century Old Houses**  
The general lines of the house shown, the residence of William A. Moore, Jr., of Koenigs Park, Maplewood, were taken from an old house near Hackensack, N. J., built about 1750. The old house consisted of a large central body, rather low, with two large wings with roof of single pitch. The roof extended in front probably seven or eight feet and had slender square columns supporting it, making a long, narrow front porch. The wings were, I believe, originally the woodshed, carriage house, kitchen and pantry. The exterior was a combination of stucco over stone and shingles of various widths.

I never have been in this old house or seen a plan of it, but the typical arrangement is a narrow centre hall,

with two rooms on each side, all of about equal size. The kitchen was usually a one story addition, and in the older houses was used as a dining room also. Later the dining room was placed next to the kitchen, but with-out a pantry between the pantry closet for stores and supplies being at the other end of the kitchen.

**Large Central Body With Wings**  
Mr. Moore's house also has the large central body with the lower wings, but the roof line of the wings, instead of being a single pitch, follows that of the main roof. Also, the front porch is omitted in front of the main building and one of similar character added in front of the left wing. The exterior is entirely of large twenty-four-inch shingles, laid ten inches to the weather and painted white, and the chimney of brick whitewashed.

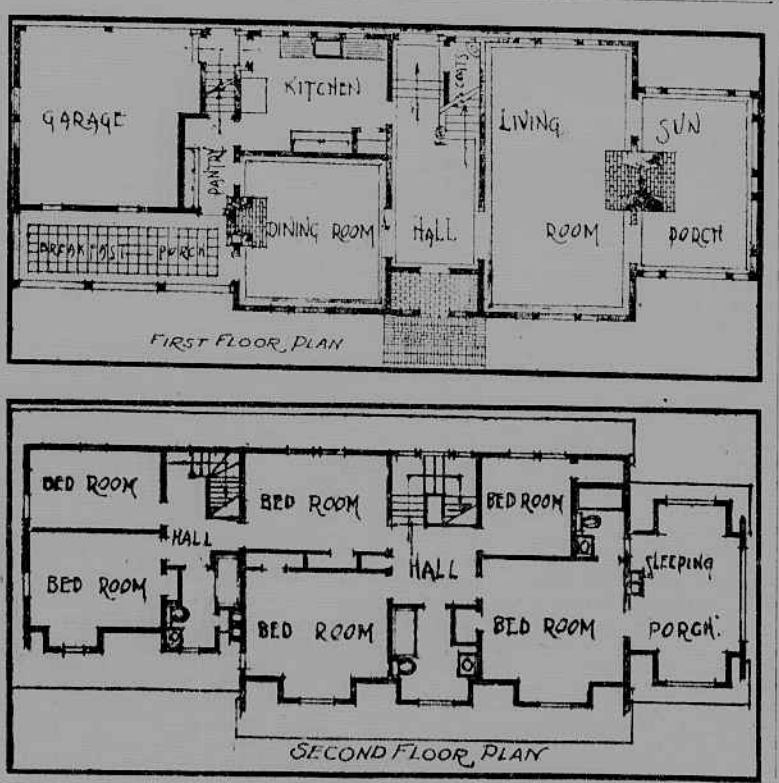
The entrance is merely a brick platform protected by the wide overhanging eaves. The doorway is very simple, with solid paneled door and sidelights. The group of windows was not in the old house, but they have certain advantages in proportioning the wall space.

**Hall Straight Through to Garden**  
The hall runs straight through to the

rear, forming a vista which terminates in the garden. The chimney is broad, with mahogany newel, rail and treads, white balusters and risers. There is a bank of windows on the landing. The paper is a gray Colonial tapestry effect, which, with the furniture, consisting of an old Colonial mahogany table with a mirror above and Colonial candle brackets on either side, makes a most pleasing entrance.

**Large Square Rooms a Feature**  
The dining room is about fifteen feet square, paneled entirely in white or rather ivory. There is a brick fireplace with a light mantel, simple moulding and with little carving, and the furniture is Colonial mahogany and the rug blue.

The panelling of this room is made by applying a prepared mullion on the walls and laying out the panels with wood moulding. When this is well done and the mouldings are carefully detailed, it gives an excellent result, is less expensive than the solid wood panelling and is just as durable, as shrinkage does not have to be con-



FIRST-FLOOR PLAN

SECOND-FLOOR PLAN

white. There is a fireplace in the center of the outer wall, back of which is another fireplace on the sun porch. The kitchen is back of the dining room and connected with it by a pantry. The dining room and pantry both open out onto a breakfast porch, back of which is the garage. The garage is reached by a door from the kitchen, and is large enough for two cars, is heated by radiators from the main heating plant, has electric light and water supply. Over it are two maids' rooms and bath. There is much to commend this method of building the

garage in direct communication with the house, as it easily can be lighted, heated and supplied with water, in bad weather it is not necessary to walk the usual hundred feet in the slush, mud or rain to get the car.

The construction should be fire-proof and the door connecting should be metal covered and self-closing. The insurance rates are higher, but on a \$10,000 policy it amounts to only \$7 additional premium per year, and the convenience is well worth the additional expense.

There is another advantage, too, it

does away with all the small garages in back yards, usually built as cheaply as possible, and leaves a clear open space of lawn or garden. Furthermore, a house that otherwise would seem small, by the addition of a wing, say 12 to 20 feet, at the minimum, with possibly two rooms and storage above, make a very respectable appearance in size.

The second floor has, in addition to the servants' rooms mentioned, four bedrooms, two baths and sleeping porch. The third floor has storage space only.

## Reproduction of Dutch Home of 1750 Makes Charming Modern Suburban Place



**Simonson Lots at Elmhurst Will Be Sold on Saturday**

One of the most interesting real estate happenings this week will be the auction sale of 218 lots located in Queens Boulevard, Grand Street, Maurice and Corona Avenues, in the Elmhurst section of Queens.

The sale is to be held in the premises on Saturday at 2 P. M., rain or shine, by the Jere Johnson, Jr., Co., auctioneers. It has been ordered by the executors of the estate of the late F. De Hass Simonson, who was the principal owner of the Simonson Realty Company stock.

Since the announcement of the sale several weeks ago, the auctioneers have reported an unusually large number of applications for bookman, etc. The property layout is along diagonal lines—the same lines, in fact, as have produced such high real estate values along Fifth Avenue and Broadway.

Because of the high values reached by properties located in the principal junction point areas of Manhattan, Brooklyn and Queens, it is believed that there will be lively bidding for the more speculative parcels to be sold out Saturday.

Electric surface cars in both the Queens Boulevard and Grand Street provide for direct five-cent transit from and to Manhattan. The junction of the Boulevard, Grand Street and Queens, it is believed, is the "hub" of the entire Borough of Queens.

**Dyckman Street Block Front in \$840,000 Lease**

**G. W. Lawrence Rents to Company Dyckman Theatre and Stores on 207th Street**

G. W. Lawrence has leased to the Lumax Realty Company the entire block front on the south side of West 207th Street, extending 300 feet from Vermilye to Sherman avenues, embracing fifteen stores. The lease includes the Dyckman Theatre with its 20th street entrance lobby. It is for twenty-one years, with renewals and calls for a net yearly rental of close to \$40,000, which will leave \$840,000 for the firm.

Charles Clucas negotiated the transaction and the same broker sublet the easterly end of the block to the United Cigar Stores Co., and also re-sublet for the cigar company all but the Sherman avenue corner store, which it reserves for its own business.